



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 6, 2026

APPLICANT: Goettle Special Services CO

FILE NUMBER: H-25-43

REQUEST: Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility.

GENERAL LOCATION: West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway

PARCEL KEY NUMBER(S): 378175

APPLICANT'S REQUEST

The applicant is requesting a Master Plan Modification for a previously approved heavy construction services establishment. The subject property was rezoned to PDP(HHC) – Planned Development Project (Heavy Highway Commercial) under File #H-20-09 for the intended use. Additionally, a PSFOD (Public Service Facility Overlay District) was approved under File #H-20-08 for a lime stabilization facility and a Residual Management Treatment Facility. The applicant is now requesting to terminate the previously approved PSFOD designation on the site.

The applicant proposes to develop a 115,500 square foot facility with a maximum building height of 60 feet that includes office space, a shop area, parking, and outdoor equipment storage. The use is associated with an engineering and construction services company that specializes in geotechnical engineering, foundation systems, and the analysis of earth retention systems used in construction projects. The facility will include 15 to 20 offices and is expected to employ approximately 20 full-time staff and 30–35 temporary workers. Outdoor storage of construction equipment is proposed, with a maximum storage height not to exceed 15 feet.

SITE CHARACTERISTICS

Site Size	10.6 Acres
Surrounding Zoning; Land Uses	North: AR-2; FDOT Pond South: AG; Hernando County Utilities East: AG; Hernando County Utilities West: Suncoast Parkway
Current Zoning:	PDP(HHC)

**Future Land Use
Map Designation:** Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available, and there is a 6" force main that runs adjacent to the North and West side of parcel.

HCUD has no objection to the master plan modification subject to the following:

- connection to the utility system(s) at time of site development and
- entering into a roadway maintenance agreement for the portion of Downwind Way that extends beyond the last driveway for the Hernando County Utilities Department Airport WRF. This agreement will be based on the share of trips generated by this project and will be required at the time of site development.

ENGINEERING REVIEW

The subject site is located on the West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
- Downwind Way is owned and maintained by the Hernando County Utilities Department therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision for property zoned PDP(HHC) – Planned Development Project (Heavy Highway Commercial) to remove the existing PSFOD (Public Service Facility Overlay District). The overlay was originally approved for a lime stabilization and residual management treatment facility, which has not been in operation for several years and is not proposed for use under the current request for an engineering and construction services company.

Setbacks:

Proposed Minimum Building Setbacks:

Front:	35'
Sides:	20'

Rear: 35'
Between Buildings: 15'

Buffers:

In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

The petitioner has proposed the following buffers:

North: 10' Natural vegetative buffer
South: 10' Natural vegetative buffer
East (Downwind Way): 5'
West (Suncoast Parkway): 20'

The petitioner has proposed a 8' high opaque fence around the outdoor storage area.

Comment: As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be required to provide the following buffers:

North: 10' Natural vegetative buffer
South: 10' Natural vegetative buffer
East (Downwind Way): 20'
West (Suncoast Parkway): 20'

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway.

Comment: If approved, the landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a

minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence. Where natural areas exist that meet or exceed the intent of this section, the planting of a buffer may be waived at the discretion of the county administrator or his designee. Retention of a natural vegetative buffer is encouraged and can be used to meet all or part of the requirement for preserved natural vegetation.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Outdoor Storage:

No storage of trucks, equipment, trailers, supplies, machinery and/or portalets shall occur until such time the subject site has been developed with the primary building (s). Screening for outdoor storage shall be in place prior to the storing of trucks, equipment, and/or portalets. Outdoor storage shall not exceed the height of the fence. All required screening shall consist of an 8-foot-high vinyl fence with any associated landscaping on the outside of the fence.

Comments: If approved, outdoor storage of trucks, equipment, trailers, material and/or portalets will not be permitted without site development and the primary structure being constructed.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. The area is characterized by Hernando County Utility's facility and ponds to the north, south and east and the Suncoast Parkway and Anderson Snow Park to the west. Access to the site from Down Wind Way is through the airport industrial park with which allows heavy commercial and industrial uses. C-4 uses are considered specialty commercial and permitted in the Residential land use designation with appropriate performance conditions.

Specialty Commercial

Strategy 1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial

uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

- Strategy 1.04G(14):** Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:
- not to be located proximate to residential housing;
 - be accessible to arterial or major collector roadways without requiring the use of residential roads;
 - provide for adequate buffers, screening and transition;
 - minimize negative impacts to adjoining properties.
 - minimize the visual impacts of outdoor storage

Comment: The subject site meets the minimum criteria for the proposed use. Access to the site from Downwind Way is through the airport industrial park and ties directly to Corporate Boulevard, a major collector roadway. Performance conditions should be implemented to mitigate any potential negative impacts as it relates to outdoor storage and buffering along the Suncoast Parkway.

Road Network – Suncoast Parkway Scenic Corridor

Strategy 5.01C(8): Hernando County designates the Suncoast Parkway as a Scenic Corridor, recognizing a vision for the corridor as rich in scenic and recreational opportunities. The County should maintain buffering standards consistent with the vision for development adjacent to the Parkway.

Comment: The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway.

FINDINGS OF FACT

The request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility. The overlay was originally approved for a lime stabilization and residual management treatment facility, which has not been in operation for several years and is not proposed for use under the current request for an engineering and construction services company. The request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.
4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).

8. Proposed Minimum Building
Setbacks: Front (East):
3

5'
Sides (North & South): 20'
Rear (Suncoast): 35'
Between Buildings: 15'

9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be required to provide the following buffers:

North:	10' Natural vegetative buffer
South:	10' Natural vegetative buffer
East (Downwind Way):	20' Natural vegetative buffer
West (Suncoast Parkway):	20' Natural vegetative buffer

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or another groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence.
11. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

13. Outdoor storage shall not exceed the height of the fence.
14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
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